

# \$729,900 - 127 Ranchview Mews Nw, Calgary

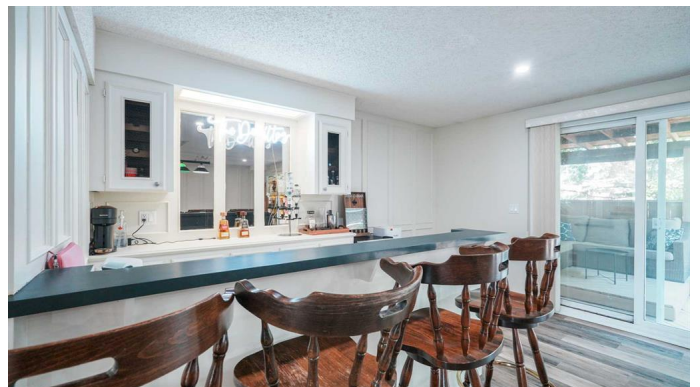
MLS® #A2196419

**\$729,900**

5 Bedroom, 3.00 Bathroom, 1,343 sqft  
Residential on 0.15 Acres

Ranchlands, Calgary, Alberta

Nestled in a quiet cul-de-sac, this 5-bedroom bi-level home in the desirable community of Ranchlands offers over 2,600 sq. ft. of developed living space, perfect for families and entertainers alike. The main floor boasts a bright, open-concept layout with pot lights and a cozy wood-burning fireplace. The stylish kitchen features black granite countertops, stainless steel appliances, and tile flooring, with patio doors leading to a spacious balcony—ideal for enjoying your morning coffee. This level includes three bedrooms, including a primary suite with a private 3-piece ensuite, plus an additional full bathroom for the other bedrooms. The fully developed walkout basement adds incredible versatility with two additional bedrooms, a large family/games room with a built-in bar, and a full bathroom. Enjoy direct access to the private backyard, which backs onto a scenic walking path, providing a peaceful outdoor retreat. Additional highlights include an attached double garage plus driveway parking and a prime location close to Crowfoot Shopping Centre, transit, parks, and an off-leash dog area. This is a rare opportunity to own a spacious home in a fantastic location! Book a private showing today!



Built in 1979

## Essential Information

MLS® #

A2196419

|                |             |
|----------------|-------------|
| Price          | \$729,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,343       |
| Acres          | 0.15        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 127 Ranchview Mews Nw |
| Subdivision | Ranchlands            |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3G 1M6               |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Granite Counters   |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Wood Burning   |
| Has Basement      | Yes  |
| Basement          | Finished, Full, Walk-Out   |

### **Exterior**

|                   |        |
|-------------------|--------|
| Exterior Features | Garden |
|-------------------|--------|

|                 |  |
|-----------------|--|
| Lot Description | Gazebo, Landscaped, Many Trees, Pie Shaped Lot |
| Roof            | Asphalt Shingle                                |
| Construction    | Cedar  |
| Foundation      | Poured Concrete                                |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 21st, 2025 |
| Days on Market | 42                  |
| Zoning         | R-C1                |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.